

MEETING AGENDA

August 2, 2005

CALL TO ORDER

MINUTES

- **Minutes of the July 12, 2005 meeting.**

ORDINANCE COMMITTEE ITEMS

**Ordinance #6-05-6 – Zoning Ordinance – Amending Historic
District Commission
application for a
Certificate of Appropriateness**

SUBDIVISIONS AND LAND DEVELOPMENT PLANS

- **Emerald Estates – Master Plan Informational Hearing
(Major subdivision with street creation)
Scituate Avenue
AP 32, Lot 2**

• **Sailor Way Extension – Master Plan Informational Hearing**
(Major subdivision with street creation)
Amflex Drive & Comstock Parkway
AP 36/4, Lots 46 & 63

• **Burlingame One – Preliminary Plan**
(Minor subdivision without street creation)
Burlingame Road
AP 23, Lot 25

• **Stamas/Baptista Subdivision - Dover Street Reconsideration**
of Preliminary Plan
Preliminary Plan
AP 7, Lots 2269,2271,2272,2273,2988 & 3864

ZONING BOARD OF REVIEW ITEMS

JOHN B GIUSTI AND JOSEPH A MARAIA PO BOX 7537 WARWICK RI
02887 (OWN/APP) have filed an application for permission, pending
minor administrative subdivision, to build a new single-family

dwelling on a proposed 3.14 acre parcel [lot 1] and build another new single-family dwelling on the proposed remaining 9.86+/- acre parcel [lot 2] at 70 Burlingame Road. AP 23, lot 25, area 566,585+/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.090 Specific Requirements, 17.20.120 Schedule of Intensity.

REVEREND PETER M MONGEON 26 FAIRVIEW AVENUE CRANSTON RI 02905 (OWN/APP) has filed an application for permission to leave an attached deck closer to a property line than allowed by a prior Zoning Board approval, on an existing legal non-conforming single family dwelling with restricted frontage side and rear yard set back on an undersized lot.

ALLEN & BARBARA RUBINE 1438 NARRAGANSETT BOULEVARD CRANSTON RI 02905 (OWN/APP) have filed an application for permission to build a 397+/- SF addition and deck and a 24' X 24' attached two car garage to an existing legal non-conforming single family dwelling with restricted side and corner side yard setback.

CHARTER REALTY LLC 55 PINE STREET PROVIDENCE RI 02903 (OWN/APP) has filed an application, pending minor administrative subdivision, for permission to convert an existing two-family dwelling into a one-family dwelling and leave it on a proposed 5200+/- SF undersized lot [parcel 1] with restricted rear and corner side yard set back and detached garage with restricted side yard set back and build a new 28' X 36' single family dwelling on the proposed remaining

5200+/- SF undersized lot [parcel 2] with restricted frontage at 1139 Narragansett Boulevard.

800 WELLINGTON LLC 800 WELLINGTON AVENUE CRANSTON RI 02910 (OWN /APP) AND ALEX FITNESS ENTERPRISES INC d/b/a THE GYM ON WELLINGTON PETER L VACHON 20 TAYLOR STREET CRANSTON RI 02920 (LESSEE) have filed an application for permission to convert a 6400+/-sf portion of an existing 68,185+/- SF manufacturing building into a gym.

PARK AVENUE PUPPYS GROOMING AND RETAIL LLC 112 SPRUCE STREET PROVIDENCE RI 02903 (OWN/APP) has filed an application for permission to operate a pet grooming business with related retail sales from an existing legal non-conforming building with restricted rear yard set back 843 Reservoir Avenue.

PAUL A AND DEBRA CARUSO 68 BELGIUM STREET CRANSTON RI 02920 (OWN /APP) have filed an application for permission to leave an existing pool deck less than the required setback to a side lot line.

NANCY A PELLEGRINO 80 OLD SPRING ROAD CRANSTON RI 02920 (OWN/APP) have filed an application, pending minor administrative subdivision, for permission to leave an existing single family dwelling on a proposed 17,406+/- SF lot [parcel B] and build a new 36' X 50' raised ranch style single family dwelling on the remaining proposed 23,047+/- SF lot [parcel A] with restricted frontage.

DEBORAH A ZOGLIO 61 METROPOLITAN AVENUE CRANSTON RI 02920 (OWN /APP) has filed an application for permission to build a new 28' X 40' two story two family dwelling on an undersized lot at 57 Metropolitan Avenue.

RICHARD J & HELGA M MATZKO 595 NATICK AVENUE CRANSTON RI 02920 (OWN) AND EASTERN PROPERTIES INC 23 BETTY POND ROAD SCITUATE RI 02831 (APP) have filed an application, pending minor administrative subdivision, for permission to leave an existing single family dwelling on a proposed 218,116+/- SF lot with restricted frontage [parcel B] and build two new single family dwellings, with access from Briar Hill Drive, on remaining proposed parcels A and C at 595 Natick Avenue.

CARL C AND FRANCES FERRUCCI 9 BEACON HILL DRIVE WARWICK RI 02886 (OWN) AND DDB PONTIAC LLC 76 DORRANCE STREET SUITE 212 PROVIDENCE RI 02903 AND RICKY GREIGRE 415 LINDSEY STREET ATTLEBORO MA 02703 (APP) has filed an application for permission to operate a Dunkin Donuts coffee shop with drive-thru and a convenience store from an existing legal non-conforming gasoline service station at 480 Pontiac Avenue. AP 5/1, lots 630, area 19,829+/- SF, zoned C-3.

MISCELLANEOUS ITEMS

- **Comprehensive Plan Update – Discussion**
- **Discussion of interim Planning Director and staffing issues**

DATE AND TIME OF NEXT MEETING

- **Tuesday, September 13, 2005 at 7 p.m.**

ADJOURNMENT